

## Requirements for Garages in Single-Family Residential Zones

### GARAGE REQUIREMENTS:

The Burbank Municipal Code (BMC) requires two off-street parking spaces in a garage or carport for each single family dwelling. If a two-car garage or a carport<sup>1</sup> is used to meet this requirement, it must have minimum dimensions of 19' X 19' clear on the inside with no structural features such as shelves, cabinets, appliances, or equipment permitted within the 19' X 19' area (Diagram 1). Please refer to BMC Section 10-1-603 (H) (2).

Each garage may only have one vehicle access opening, which may be no less than eight feet wide for single-car garages and 16 feet for two car garages. Please refer to BMC Section 10-1-603 (H) (5).

### GARAGE SETBACKS:

Garages that are detached from the main dwelling by six feet or more require a minimum setback of three feet from the side and rear property lines (Diagram 2). Garages that abut an alley are not required to meet these setback requirements; however a minimum 24 foot setback is required for adequate vehicular access (the alley may be used to help satisfy this requirement). Please refer to BMC Table 10-1-603 (F) and BMC Section 10-1-604 (H) (10).

Garages attached to the main dwelling must meet the same setback requirements required for the main dwelling (Diagram 3). If located at the front of the main dwelling with a door parallel to the street it may not be located closer to the front property line than the interior living space of the main dwelling or a covered front porch. Please refer to BMC Section 10-1-603 (A) & 10-1-603 (H) (6).

## COMMONLY ASKED QUESTIONS

### HOW LARGE CAN MY GARAGE BE?

Garages may not exceed 1,000 square feet unless approval of an Accessory Structure Permit is granted. Also, any garage square footage in excess of 600 square feet is included in the Floor Area Ratio (FAR) calculation which may further limit the size of the garage. See the R-1, R-1-H setbacks, additions, and encroachments handout for more information on FAR. Please refer to Burbank Municipal Code Table 10-1-604 (A).

### WHAT IS THE HEIGHT LIMITATION?

The maximum height for a garage or carport is 19 feet to the plate and 26 feet to the roof line. However, if the proposed garage exceeds 10 feet to the plate, it must also comply with the setback plane required for accessory structures as described in the accessory structure handout. Please refer to BMC Table 10-1-603 (A).

<sup>1</sup> A carport is defined as an accessory structure designed or used to shelter motor vehicles permanently roofed and enclosed from the ground up on three sides by an opaque wall to the extent of two-thirds or more of its height.

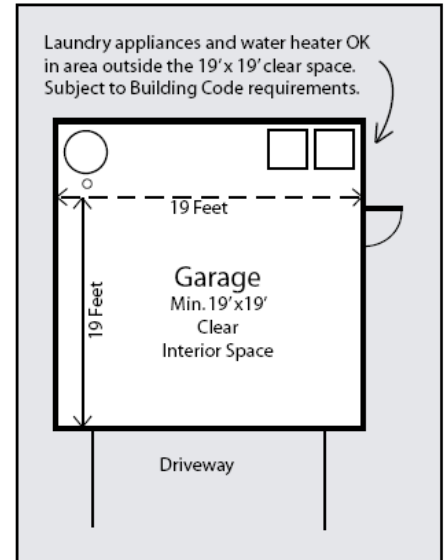


DIAGRAM 1

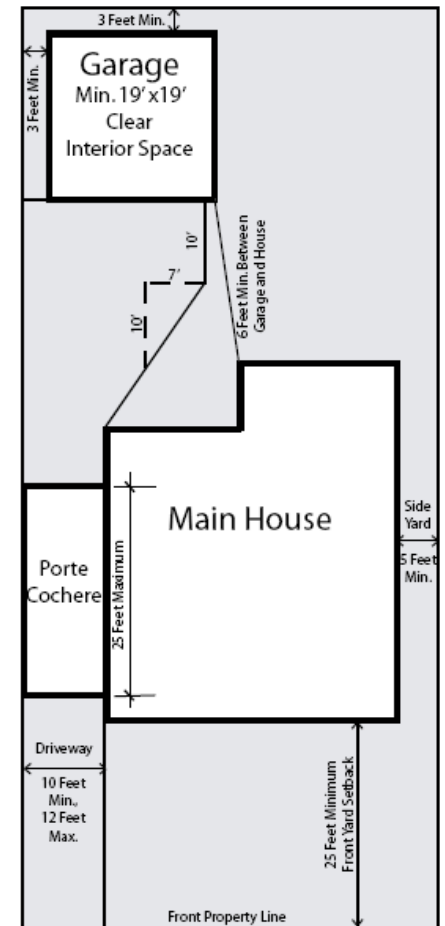


DIAGRAM 2

## WHEN WOULD I HAVE TO ALTER MY EXISTING GARAGE TO MEET THE CURRENT GARAGE REQUIREMENTS?

Existing garages would have to be modified to meet current code if:

- A) An addition to the main dwelling results in a total gross floor area of more than 3,400 square feet, including where the existing structure already exceeds 3,400 square feet.
- B) The existing dwelling structure is voluntarily demolished to an extent more than 50 percent of its replacement cost, whether or not the garage or carport structure is demolished.
- C) If the garage or carport is completely demolished, destroyed, removed, relocated, or rebuilt.

Also, if an addition to the main dwelling results in a home over 3,400 square feet, three parking spaces in a garage or carport must be provided. Please refer to BMC Section 10-1-603 (H) (4).

## WHAT IF MY HOME IS IN THE HILLSIDE AREA?

If your home is located in the **hillside area**, a minimum of four off-street parking spaces must be provided. For homes with a gross floor area of 3,400 square feet or less, at least two of the spaces must be located in a carport or garage. For homes in the **hillside area** with a gross floor area of more than 3,400 square feet, at least three of the spaces must be located in a carport or garage. The other required spaces may be located within a driveway. Please refer to BMC Section 10-1-606 (F).

## WHAT ARE THE DRIVEWAY REQUIREMENTS?

All driveways must be no less than 10 feet wide and must be improved with cement concrete, asphalt, brick, pavers, or another similar permanent surface approved by the Traffic Engineer. When the garage is located to the rear of the main dwelling, driveways must be no wider than 12 feet within your front yard area as shown in Diagram 2. When the garage is located to the front of the main dwelling structure, the driveway must be no more than 40 percent of the width of the lot at the street. Driveways must remain clear and unobstructed by any structural elements or vegetation. Please refer to BMC Sections 10-1-603 (H) (7), 10-1-603 (H) (9), and 10-1-603 (F) (5) (B).

A driveway access area in front of the garage as shown in Diagram 2 must be provided for all required parking spaces whether in a garage or carport or uncovered (in the case of parking for a Second Dwelling Unit). The clearance dimensions of 10 feet back, 7 feet in, and 10 feet back are measured from the edge of the garage door opening closest to the main dwelling. Please refer to BMC Section 10-1-603 (H) (11).

## CAN I CONVERT MY GARAGE INTO LIVING QUARTERS?

Garages that are being used to meet the minimum off-street parking requirement **may not** be converted into living quarters. They must remain clear and be made available for vehicular parking at all times. Household items may be stored in the garage provided that they can be easily removed. Please refer to BMC Section 10-1-1110.

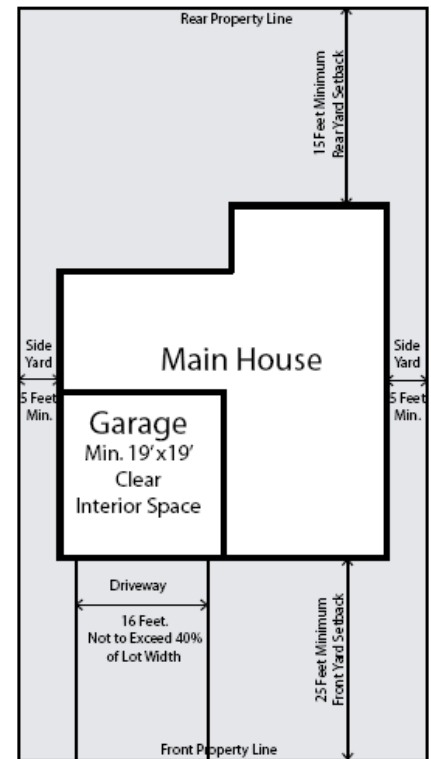


DIAGRAM 3